

EXHIBIT A
ORDINANCE NO. 2018-00

RESIDENTIAL ZONES

- 10.3.100 **PURPOSE**
10.3.110 **LIST OF RESIDENTIAL ZONES**

- A. Suburban Residential SR
B. Residential R-10
C. Residential R-7
D. Residential R-5
E. Residential RML
F. Residential RMH

The RMH zone is intended for development at a target density of 20.28 dwelling units per net acre. Multi-unit residential buildings will be the predominant housing type in this zone. RMH zoning is generally applied near transit streets and adjacent to commercial districts. The RMH zone also allows a limited range of non-residential uses to help provide services for residents and enhance the quality of the higher density neighborhood.

- 10.3.120 **USE REGULATIONS**
10.3.130 **RESIDENTIAL ZONE DEVELOPMENT STANDARDS**

- A. Residential Densities

TABLE 3-3: Residential and Neighborhood Mixed Use Zone Density Standards

Zoning District	Average Lot Size	Target	Minimum	Incentive ^{‡[1]}	Bonus
SR	43,560 square feet	1.00	0.80	1.20	--
R-10	10,000 square feet	4.35	3.48	5.22	--
R-7	7,000 square feet	6.22	4.98	7.15	--
R-5	5,000 square feet	8.71	6.97	10.02	--
RML	--	12.00	9.60	13.80	--
RMH	--	20.28	16.22	23.32	30.00^[2]
NMU – David Hill	--	12.00	9.60	13.80	--
NMU – Gales Creek	--	8.71	6.97	10.02	--
NMU - Davidson	--	12.00	9.60	13.80	--
Density = dwelling units / NET ACRE Minimum Density = 80% of Target Incentive Density = 115% of Target except for SR and R-10, which is 120% of Target					

Footnotes:

‡[1] Only allowed a part of a Planned Development (see §10.4.200)

[2] **Bonus density in the RMH zoning district may be increased only for affordable housing as defined in §10.7.410 Table 7-2.**

B. Calculating Potential Densities

The number of dwelling units allowed on a parcel in any of the five residential zones is calculated using Table 3-3. Density calculations count dwelling units (not structures), i.e., a duplex is counted as two (2) dwelling units. Accessory dwelling units are not counted as dwelling units for the purpose of calculating density.

1. The Target Density is permitted outright.
2. The Minimum Density is required to ensure:
 - a. Land is being used at the appropriate intensity planned for the area;
 - b. Enough dwelling units can be developed to accommodate the projected need for housing; and
 - c. Compliance with the Metro Functional Plan.
3. The Incentive Density provides the opportunity for a density bonus to reward design features, amenities, and/or other improvements which can be shown to increase the value of the residential development for neighborhood residents and the general public and/or provide affordable housing. Incentive Density is only allowed as part of a Planned Development (see §10.4.200).
4. **A Density Bonus is earned if a project in the RMH zoning district provides affordable housing as defined in §10.7.410 Table 7-2 Tier 2. The Density Bonus for affordable housing does not require approval as a Planned Development.**

C. Density Reductions Due to Slope

D. Exemptions from Minimum Density Standards

E. Incentive Density

F. Minimum Lot Size and Dimensions (SR, R-10, R-7 and R-5 Zones)

G. Minimum Lot Size and Dimensions (RML and RMH Zones)

H. Setback Standards

I. Building Height

COMMERCIAL AND MIXED USE ZONES

10.3.300 PURPOSE

10.3.310 LIST OF COMMERCIAL AND MIXED USE ZONES

A. Neighborhood Commercial (NC)

- B. Community Commercial (CC) - The CC zone is established to promote a concentration of mixed uses – including retail, service, office and residential uses – along the regional transit corridor. The link between land use and transit is intended to result in an efficient development pattern that supports the regional transit system and makes progress in reducing traffic congestion and air pollution. The location, mix and configuration of land

uses are designed to encourage convenient alternatives to the auto, a safe and attractive streetscape, and a more livable community.

C. Neighborhood Mixed Use (NMU)

10.3.320 USE REGULATIONS

Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.

- A. Permitted Uses. Uses allowed in the Commercial zones are listed in Table 3-10 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Limited Uses. Uses that are allowed subject to specific limitations are listed in Table 3-10 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.
- C. Conditional Uses. Uses that are allowed if approved through the conditional use process are listed in Table 3-10 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. §10.2.200 contains the conditional use process and approval criteria.
- D. Not Permitted Uses. Uses listed in Table 3-10 with an “N” are not permitted or prohibited. Existing uses may be subject to the regulations of §10.7.100 Nonconforming Development.
- E. Accessory Uses. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

TABLE 3-10 Commercial and Mixed Use Zones Use Table

USE CATEGORY	NC	CC	NMU
<u>RESIDENTIAL</u>			
Household Living	L ^[1]	L ^[2]	P/L ^[15]
Group Living	N	P	N
Transitional Housing	N	C	N
Home Occupation	L ^[3]	L ^[3]	L ^[3]
Bed and Breakfast	L ^[4]	P	L ^[4]

P = Permitted L = Limited C = Conditional Use N = Not Permitted

Footnotes:

- [1] Residential units are permitted in conjunction with a mixed-use development in the NC zone, at a minimum density of 3.48 and a maximum density of 4.35 dwelling units/net acre.

- [2] Residential units are permitted as a stand-alone use or as part of a mixed-use development in the CC zone, at a minimum density of 16.22 units/net acre and a maximum density of 30.00 units/net acre. Stand-alone residential projects shall have a minimum density of 16.22 units/net acre. There is no minimum density requirement when residential units are constructed over first floor commercial uses. **Residential density for affordable housing may be increased to 50.00 units/net acre pursuant to §10.7.410 Table 7-2 Tier 2.**
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RESIDENTIAL DENSITY INCENTIVE ABOVE BASE REQUIREMENT

10.7.400 PURPOSE

The residential density incentive is intended to allow significantly higher densities within the Town Center, while ensuring that livability is preserved and sustainability is encouraged. Projects which receive density incentives are expected to exceed the City's design standards. **The bonus density in the RMH and CC zoning districts is intended to allow higher densities for projects that will provide affordable housing.**

10.7.405 APPLICABILITY

For proposed mixed use and multifamily residential developments within the Town Center, the Planning Commission may consider the request for a density incentive as part of Design Review at the applicant's request. **The affordable housing density bonus available in the RMH and CC zoning districts will be awarded if the development complies with the provisions of Table 7-2 Tier 2.**

10.7.410 STANDARDS

Available density incentives are described in Table 7-2. However, in no case shall the total density on a site **in the Town Center** exceed 100 units per net acre. In addition, the City may limit the total number and/or type of density incentives for which the property may qualify based on the following:

- A. Availability of adequate public facilities and services, including public water, sanitary sewer, storm drainage, police and fire protections.
- B. Traffic impacts. Applicants may be required to provide a traffic impact analysis, prepared by a licensed traffic engineer, which includes appropriate mitigation measures.
- C. Compatibility with adjacent single-family residential zoning districts.

TABLE 7-2: DENSITY INCENTIVES

Tier 1: Density Incentives for Project Amenities		
<p>Tier 1 density incentives are earned when a developer provides the project amenities listed in Table 7-3 to earn the number of points required for the density increases shown in this table.</p> <p>In order to qualify for a density incentive the proposed improvements must provide an amenity which is not otherwise required by the Development Code. Where a qualifying amenity requires that a minimum amount of area be provided, the same square footage may not be counted towards other amenities. The property owner may be required to execute a covenant with the City ensuring continuation and maintenance of the qualifying amenity by the property owner. Projects cannot qualify for multiple point values in the same amenity category.</p>	Minimum Points Required	Density Increase
	11 points	10 units/acre
	14 points	20 units/acre
	19 points	30 units/acre
	25 points	40 units/acre
	30 points	60 units/acre
Tier 2: Density Incentives for Affordable Housing		
<p>Tier 2 density incentives are earned when 20% of units are set aside for renters or purchasers earning no more than 80% of median income and paying no more than 30% of total household income in rent or mortgage.</p> <p>Such units shall be developed by a developer with experience undertaking market and non-profit low-income housing developments. This density bonus does not apply to institutional housing.</p>		20 units/acre
		<p>Town Center CC Zone</p> <p>9.72 units/acre RMH Zone</p>